036.0	0001	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	561,300 /	561,300
					USE VALUE:	561,300 /	561,300
					ASSESSED:	561,300 /	561,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REED JOHN F/TRUSTEE
Owner 2:	THE REED FAMILY TRUST
Owner 3:	
Street 1:	121 N UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REED JOHN F -
Owner 2:	-
Street 1:	121 N UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,299 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6299.000	171,600		389,700	561,300
Total Card	0.145	171,600		389,700	561,300
Total Parcel	0.145	171,600		389,700	561,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.81 | /Parcel: 359.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 24823

GIS Ref

GIS Ref

Insp Date 12/06/18

!2928!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	171,600	0	6,299.	389,700	561,300	561,300	Year End Roll	12/18/2019
2019	101	FV	158,300	0	6,299.	353,200	511,500	511,500	Year End Roll	1/3/2019
2018	101	FV	158,300	0	6,299.	334,900	493,200	493,200	Year End Roll	12/20/2017
2017	101	FV	158,300	0	6,299.	292,300	450,600	450,600	Year End Roll	1/3/2017
2016	101	FV	158,300	0	6,299.	249,700	408,000	408,000	Year End	1/4/2016
2015	101	FV	157,500	0	6,299.	231,400	388,900	388,900	Year End Roll	12/11/2014
2014	101	FV	157,500	0	6,299.	191,800	349,300	349,300	Year End Roll	12/16/2013
2013	101	FV	157,500	0	6,299.	182,700	340,200	340,200		12/13/2012

PRINT

Date	Time
12/10/20	18:15:47

LAST REV

Date	Time
07/15/19	08:54:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REED JOHN F	53164-395		7/8/2009	Family	1	No	No		
DI PINTO KATHLE	53164-372		7/8/2009	Family	1	No	No		
DIPINTO KATHLEE	27153-599		3/24/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	24823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	163	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6299		Sq. Ft.	Site		0	64.	0.97	3									389,740						389,700	

Total AC/HA: 0.14461 | Total SF/SM: 6299 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,740 | Spl Credit | Total: 389,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248640
Depreciation:	77079
Depreciated Total:	171562

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

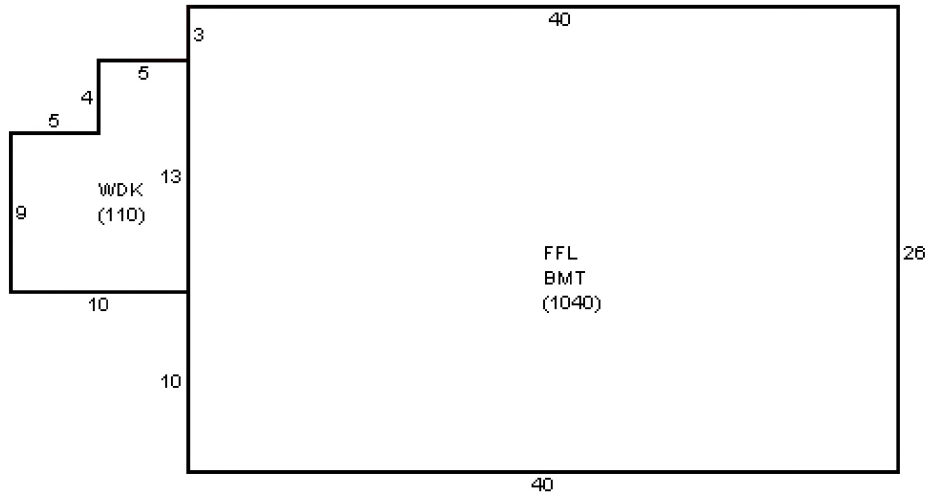
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.94
Special Features:	0	Val/Su Net:	78.36
Final Total:	171600	Val/Su SzAd	165.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	50.460	52,478
FFL	First Floor	1,040	126.940	132,020
WDK	Deck	110	14.940	1,643
	Net Sketched Area:	2,190	Total:	186,141
Size Ad	1040	Gross Are	2190	FinArea 1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X5	P	PR	1965	0.00	T	65.3	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

036.0-0001-0009.A

IMAGE

AssessPro Patriot Properties, Inc